



1 Alma Close, Penally

PRICE REDUCED Offers In Region Of £330,000

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CHANDLER ROGERS  
ESTATE AGENTS



1 Alma Close, Penally







## THE PROPERTY

Situated in a quiet cul-de-sac, in the popular village of Penally, this detached bungalow is positioned to enjoy idyllic sea and countryside views. The deceptively spacious accommodation, which would benefit from some modernisation, comprises Porch, Hallway, Lounge, Dining Room, Kitchen, Utility, Three Double Bedrooms, one which has an En-Suite WC, and Shower room. Additionally the property has a Conservatory and a useful garden store. To the front, a driveway which provides ample off road parking for up to three cars leads to a paved patio and a Veranda provides a lovely sheltered spot to appreciate the ever changing sea and coastal views towards Caldey Island. At the rear is a large beautiful mature garden, mostly laid to lawn with a variety of trees, shrubs and flowering plants and a pond. The garden enjoys peaceful countryside views up towards the headland. There are the added benefits of gas fired central heating and uPVC double glazing. The village of Penally has amenities which include two public houses and is within about a mile and a half of the popular resort of Tenby. Nearby there are lovely coastal walks to Tenby, Lydstep and beyond.



## Veranda

Dwarf wall construction with a timber framed and polycarbonate roof. uPVC window to one side. uPVC door to Porch. Tiled floor. The Veranda provides a lovely sheltered spot to sit out with morning coffee and appreciate the ever changing sea views towards Caldey Island.







## Hallway

L-shaped Hall with doors to various rooms. Door to airing cupboard. Loft hatch.

## Lounge

4.22m x 3.53m (13'10" x 11'7")

Double aspect with windows to front and to the side affording stunning coastal and countryside views. Space and connection for electric fireplace.

## Kitchen

3.78m x 2.77m (12'5" x 9'1")

Window to the side and internal window to the Utility. Door to Utility. Fitted with a range of modern wall and base units with matching worktop. Inset 1.5 composite sink and drainer with a mixer tap. Space and connection for gas cooker and under counter fridge. Part tiled walls. Wall mounted modern Worcester combi boiler.



## Utility Room

3.38m x 2.77m (11'1" x 9'1")

Window to the side. uPVC door to the front garden. uPVC glazed door to Store. There is great potential to knock through to the Kitchen from here to create a large Kitchen/Dining Room

## Store

L-shaped lean-to style with a timber door to the rear garden. uPVC window to the side. Internal window to the Shower Room. Tiled floor.

## Dining Room

3.56m x 3.35m (11'8" x 11'0")

French doors to rear to the Conservatory. Door to Bedroom 2.



## Bedroom 1

4.24m x 2.57m (13'11" x 8'5")

Internal window to conservatory. Double doors to built-in wardrobe.

## Bedroom 2

3.63m x 3.56m (11'11" x 11'8")

Window to rear with gardens views. Frosted uPVC door to the side to the Store. Door to En-Suite WC.

## En-suite WC

Fitted with matching suite comprising WC and pedestal wash hand basin. Part tiled walls. Extractor.





## Conservatory

6.22m x 1.7m (20'5" x 5'7")

French doors and windows to the rear. 2 domed skylights. Internal window to Bedroom 1. Glazed door to the second Bedroom 3/Reception Room.

## Bedroom 3/Second Reception Room

5m x 2.29m (16'5" x 7'6")

Internal window to the Porch. Window to rear. A versatile room ideal for use as a Third Bedroom, second reception room or home office.

## Shower Room

Frosted internal window to the Store. Fitted with a matching suite comprising WC and wash hand basin in vanity unit. Mains shower in large glazed enclosure. Fully tiled walls and floor.



## Externally

The property is approached over a tarmac driveway which provides ample off road parking for up to three cars. A paved patio planted with a variety of pretty flowers and plants and a covered veranda provide a lovely spot to sit and enjoy the beautiful sea views. To the rear of the property is a large mature garden, mostly laid to lawn with mature trees and shrubs and a pond. The rear garden enjoys tranquil countryside views towards the headland.

## Property Information

We are advised the property is Freehold, with all mains services connected.

Council Tax Band D.

No upward chain.

## Directions

From our office go to the top of Upper Frog Street and turn left. At the crossroads turn right







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



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For illustrative purposes only, not to scale.